

BYLAW NO. 9786

The Zoning Amendment Bylaw, 2021 (No. 18)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No. 18)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to change a number of provisions relating to the DCD4 District and to rezone the lands described in this Bylaw from a DAG1 District to a DCD4 District.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 13 Amended

4.
 - (1) Subclause 13.4.2(ii) is amended by striking out “5.6” and substituting “G 3.2”.
 - (2) Subclause 13.4.2(iii) is amended by striking out “generally” and substituting “may”.
 - (3) Subclause 13.4.2(iv) is amended by striking out “in a condominium or homeowners’ association format”.
 - (4) Subclause 13.4.2(v) is amended by:
 - (a) striking out “sufficient” and substituting “intended”; and
 - (b) striking out “which are accessory” and substituting “that are complementary”.

- (5) Clause 13.4.3 is amended by striking out “The Permitted Uses in the DCD4 are the following:” and substituting “The DCD4 Permitted Uses, located in accordance with Map 1 are the following:”.
- (6) Subclause 13.4.3(i) is amended by striking out “, located in accordance with Map No. 1”.
- (7) Subclause 13.4.3(ii) is amended by adding “(in accordance with Section 5.29)” after “businesses”.
- (8) Subclause 13.4.3(iii) is amended by adding “(in accordance with Section 5.30)” after “suites”.
- (9) Subclause 13.4.3(iv) is amended by:
 - (a) adding “(which may contain one-unit, two-unit and townhouse dwellings as part of the dwelling group)” after “groups”; and
 - (b) striking out “17 dwelling units per gross acre of land, located in accordance with Map No. 1” and substituting “42 dwelling units per gross ha of land (12 DU / acre)”.
- (10) Subclause 13.4.3(v) is amended by striking out “containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1” and substituting “(which may contain two-unit, townhouse and multiple-unit dwellings as part of the dwelling group) containing no more than 123 dwelling units per gross ha of land (50 DU / acre)”.
- (11) Subclause 13.4.3(vi) is amended by striking out “, located in accordance with Map No. 1”.
- (12) Subclause 13.4.3(vii) is amended by striking out “, located in accordance with Map No. 1.” and substituting “;”.
- (13) The following is added after subclause 13.4.3(vii):
 - “viii) hotels and accessory uses limited to, spa facilities (up to a maximum of 1,030 square metres); restaurant/patio (up to a maximum of 200 square metres); meeting/convention space (up to a maximum of 500 square metres)

- ix) commercial uses, limited to, retail stores, bakeries, restaurants, photography studios, pharmacies, personal service trades, small animal grooming, art galleries, offices and office buildings, and medical clinics.”.
- (14) Subclause 13.4.4(i) is amended by striking out “gross floor area” and substituting “combined total gross floor area with no single retail use larger than 279 square metres”.
- (15) Subclause 13.4.4(iii) is amended by adding “, hotels, and commercial uses” after “dwelling groups”.
- (16) Subclause 13.4.5(b) is amended by striking out “residential developments” and substituting “developed in accordance with the land uses”.
- (17) Subclause 13.4.5(c) is amended by:
 - (a) deleting “parcel of a bare land condominium unit designated for one-unit dwellings” and substituting “site designated for a one-unit dwelling (a site also includes bare land condominium units)”;
 - (b) deleting “630.0” and substituting “525.0” in paragraph (i); and
 - (c) deleting “18.0” and substituting “15.0” in paragraph (ii).
- (18) Subclause 13.4.5(d) is amended by:
 - (a) striking out “the area designated for low-density multiple-unit dwellings and dwelling groups” and substituting “each site within parcels designated for low-density multiple-unit dwellings, including dwelling groups,”;
 - (b) Striking out “1” after “Minimum rear yard setback (m) 6.0” in paragraph (iv);
 - (c) striking out the Note to Development Standards; and
 - (d) adding the following after Paragraph (vii):
 - “viii) A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.”.

(19) Subclause 13.4.5(e) is amended by:

- (a) striking out “the area designated for medium density multiple-unit dwellings and dwelling groups” and substituting “each site within parcels designated for medium-density multiple-unit dwellings, including dwelling groups,”;
- (b) adding the following after paragraph (iii):
 - “iv) Minimum rear yard (m) 3.0”; and
- (c) renumbering paragraphs iv), v) and vi) to v), vi) and vii) respectively.

(20) The following is added after Subclause 13.4.5(e):

- “f) Development Standards for each site within parcels designated as neighbourhood node, including residential uses, are the following:
 - i) Minimum site area (ha) 0.4
 - ii) Minimum front yard setback (m) 6.0
 - iii) Minimum side yard setback (m) 3.0
 - iv) Minimum rear yard setback (m) 3.0
 - v) Maximum building height (m) 15.0
 - vi) Maximum site coverage (%) 50.0
 - vii) Minimum amenity space required for residential uses only (m²) 5.0 per dwelling unit
 - viii) Commercial uses within the neighbourhood node may be developed as attached units or as a single building.
 - ix) The total maximum building floor area for all commercial uses within the neighbourhood node shall not exceed 929 square metres.
 - x) Each commercial use within the neighbourhood node shall not exceed a maximum building floor area of 279 square metres.

- xi) If a commercial use (as permitted in Section 13.4.3) is located within the neighbourhood node it shall be located at grade.
 - xii) Residential dwellings developed on sites within parcels designated as neighbourhood node shall be restricted to multi-unit dwellings and shall not include semi-detached, two-unit or townhouse dwellings.
- g) Development Standards for each parcel designated as commercial (hotel site) are the following:
 - i) Minimum site area (ha) 0.4
 - ii) Minimum front yard setback (m) 6.0
 - iii) Minimum side yard setback (m) 3.0
 - iv) Minimum rear yard setback (m) 3.0
 - v) Maximum building height (m) 15.0
 - vi) Site coverage (%) 50.0".
- (21) Subclause 13.4.6(c) is amended by striking out "13.4.5(i)" and substituting "13.4.4(i)".
- (22) The following is added after Subclause 13.4.6(c):
 - "d) The off-street parking requirement for commercial uses referred to in Clause 13.4.3(ix) is 1 space per 50 m² of gross floor area.
 - e) The off-street parking requirement for hotels is 1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly including accessory uses, plus the applicable number of parking spaces for any other use contained on the site."
- (23) Clause 13.4.7 is amended by striking out "A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site." and substituting the following:
 - "a) Except as otherwise provided in this clause, the regulations governing landscaping in the DCD4 are contained in Section 7.0.

- b) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.
- c) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line and all site lines adjacent to Cartwright Street shall be provided for every commercial site which shall be used for no purpose except landscaping and necessary driveway access to the site.
- d) A landscape strip of not less than 1.5 metres in depth lying parallel to and abutting the site lines as identified on Map 1 shall be provided for all sites which shall be used for no purpose except landscaping and necessary driveway access to the site.”.

(24) Clause 13.4.9 is amended by:

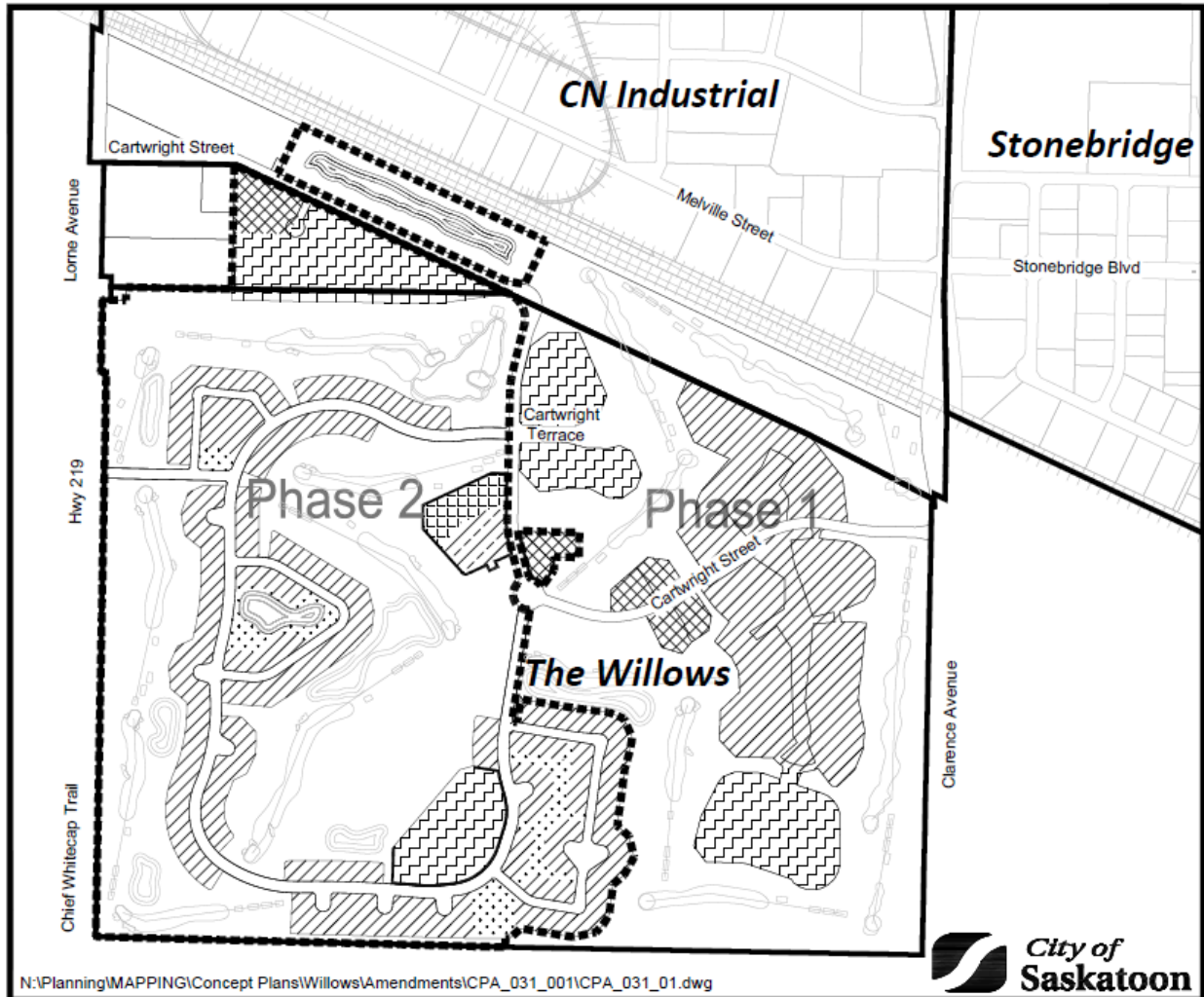
- (a) striking out “original” and substituting “approved”; and
- (b) striking out “Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.”

(25) The following is added after Clause 13.4.9:










“13.4.10 Approval Process

- (1) Pursuant to Section 66 of *The Planning and Development Act, 2007*, City Council delegates approval of all applications for DCD4 approval to the Development Officer, subject to compliance with all requirements of this bylaw.
- (2) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Section 65 and 67 of *The Planning and Development Act, 2007*, and must render a decision 60 days after receipt of a complete application for approval.”.


(26) Map No. 1 located at the end of subsection 13.4 is struck out and the following map is substituted:



DIRECT CONTROL DISTRICT No.4 Map No.1

	Phasing Area		Commercial (hotel site)		
	One Unit Dwelling		Neighbourhood Node		
	Low Density Multi Unit Dwelling		Park		Storm Pond
	Medium Density Multi Unit Dwelling		Landscape Strip		

DAG1 to DCD4

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this section and shown as  on Appendix “A” to this Bylaw from a DAG1 District to a DCD4 District:

(1) Civic Address: 184 Cartwright Street
 Surface Parcel No.: 136165091
 Legal Land Description: Block A, Plan 101456197.

Coming Into Force

6. This Bylaw shall come into force upon the approval of Bylaw No. 9785, *The Official Community Plan Amendment Bylaw, 2021 (No. 4)* by the Ministry of Government Relations.

Read a first time this _____ day of _____, 2021.

Read a second time this _____ day of _____, 2021.

Read a third time and passed this _____ day of _____, 2021.

 Mayor

 City Clerk

Appendix "A"

